

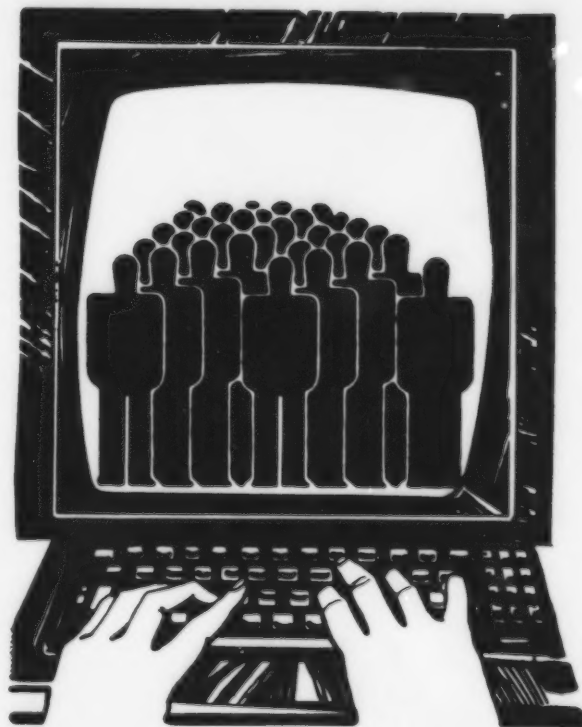
Strategic
Planning
Branch

REPORT



Population Forecasts By Traffic District, 1988 - 2008

RESEARCH PAPER NO. 25



October, 1988

RESEARCH PAPER 25

**POPULATION FORECASTS BY
TRAFFIC DISTRICT, 1988-2008**

**STRATEGIC PLANNING BRANCH
PLANNING AND DEVELOPMENT DEPARTMENT
428-3539**

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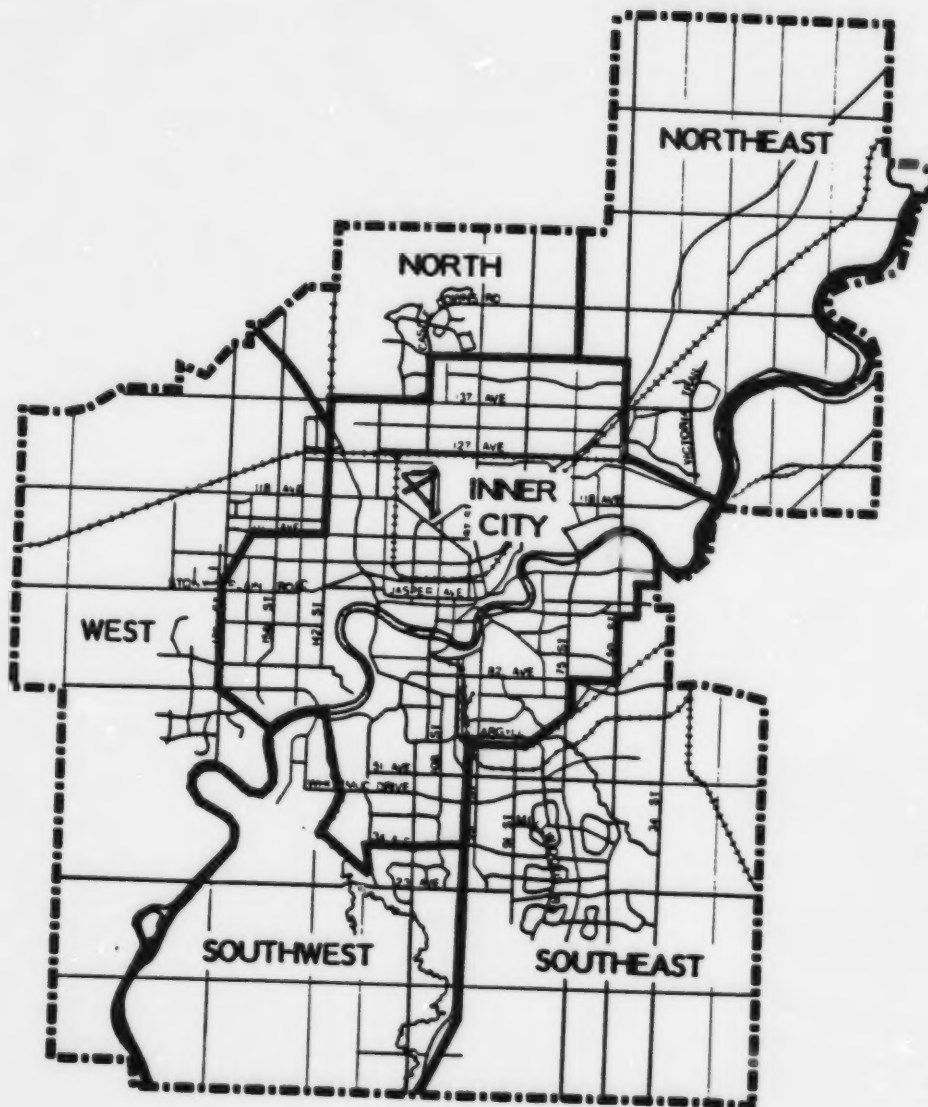
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CITY SECTORS



SOURCE: General Municipal Plan Map 5.1

KEY FINDINGS

City Total

1. The city's population is forecast to reach 740,700 by 2008, representing a 27% growth over the 20 year period, 1988-2008. The city's 1987 population was 576,480.

Inner City

2. The inner city is forecasted to continue losing population throughout the 20 year period, with its population declining from 344,500 in 1988 to about 323,800 persons by 2008.

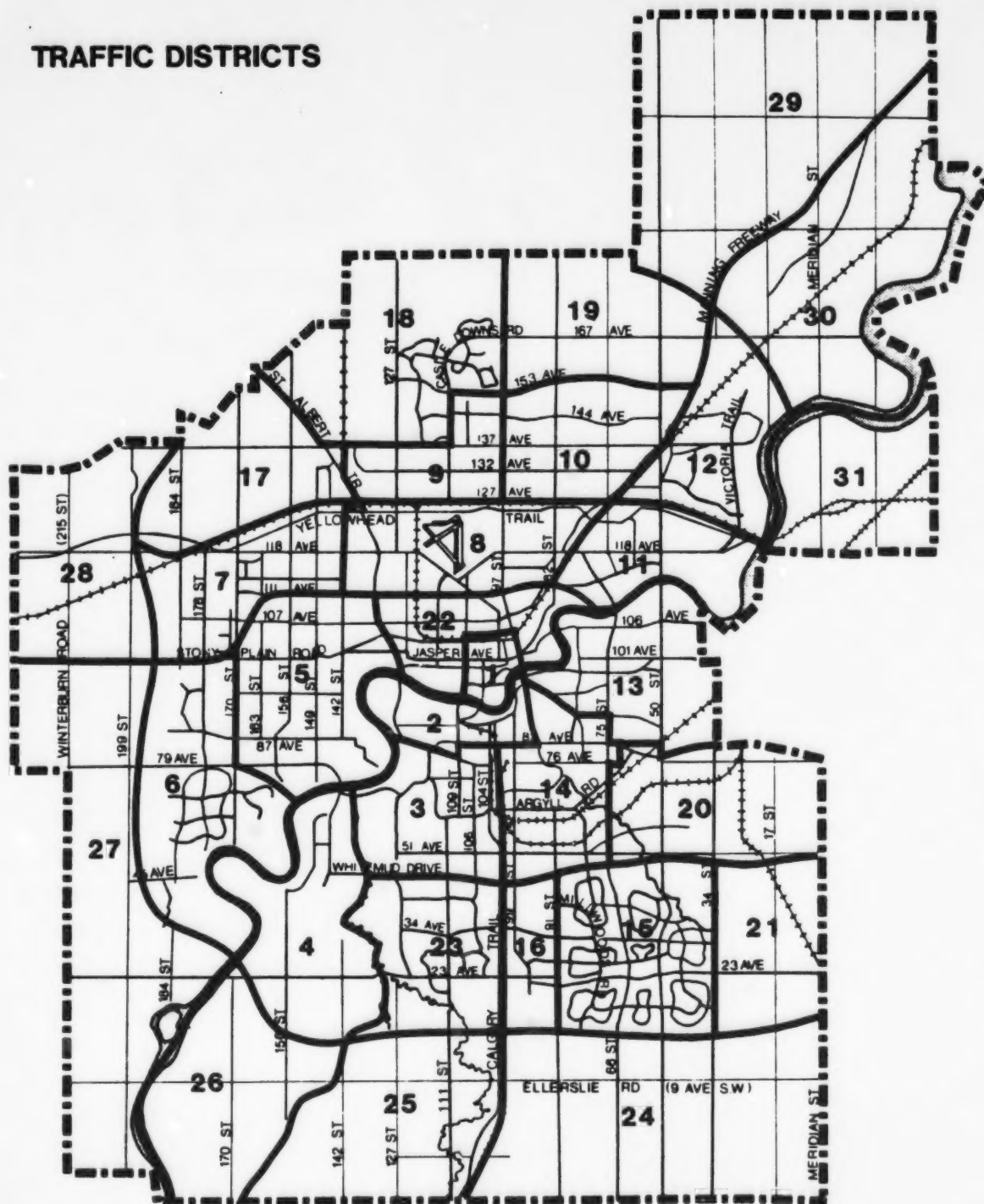
Suburban

3. All suburban traffic districts are forecast to have continued population growth throughout the forecast period. The suburban population grows from 236,300 persons in 1988 to almost 417,000 by 2008.
4. In absolute terms, the Southeast sector, containing the traffic districts of Mill Woods and The Meadows, has the largest numerical increase and is forecast to grow by 46,600 or 66% to 117,500 by 2008.
5. The North sector of the city, which includes suburban traffic districts Castledowns and Lake District, is expected to have the highest growth rate in percentage terms, increasing by 110% to 75,000 by 2008 from 36,000 in 1988.
6. The West, containing West Jasper Place and West Edmonton, and Southwest sectors containing Riverbend, Kaskitayo and Twin Brooks, are expected to increase by 91% and 79%, respectively by 2008, reaching populations of 87,700 and 94,100 each.
7. The Northeast sector, containing the Clareview traffic district, is expected to have the smallest population increase, growing by 36% to reach 42,300 by 2008.

Limitations of Forecasts

8. Population forecasting for small areas of the city is a difficult activity. Developer intentions, servicing availability, market perceptions, relative prices and other factors combine to influence population change at the traffic district level. Such inherent uncertainty and unpredictability will be resolved by continuous monitoring and annual updating of the forecasts.

TRAFFIC DISTRICTS



- 1 DOWNTOWN CORE
- 2 UNIVERSITY
- 3 SOUTHGATE
- 4 RIVERBEND
- 5 JASPER PLACE
- 6 WEST J P
- 7 N W INDUSTRIAL
- 8 NORTH CENTRAL
- 9 CALDER
- 10 LONDONDERRY
- 11 BEVERLY

- 12 CLAREVIEW
- 13 CAPILANO
- 14 BONNIE DOON
- 15 MILLWOODS
- 16 SOUTH INDUSTRIAL
- 17 MISTATIM
- 18 CASTLE DOWNS
- 19 LAKE DISTRICT
- 20 S E DISTRICT
- 21 MEADOWS
- 22 DOWNTOWN FRINGE

- 23 KASKITAYO
- 24 DAON 80
- 25 HERITAGE VALLEY E
- 26 HERITAGE VALLEY W
- 27 WEST EDMONTON
- 28 WINTERBURN
- 29 LAND BANK
- 30 N E EDMONTON
- 31 CLOVERBAR

RESEARCH PAPER 25

POPULATION FORECASTS BY TRAFFIC DISTRICT, 1988-2008

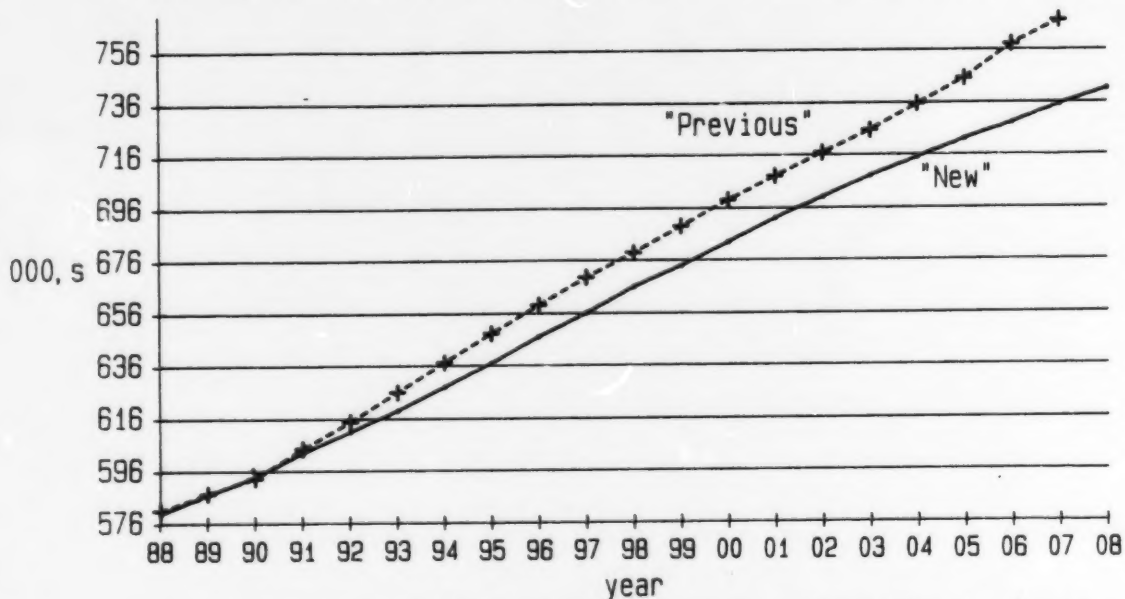
1. INTRODUCTION

The purpose of this report is to provide population forecasts by traffic district from 1988-2008. The series of forecasts update the set of forecasts produced last year and are intended to be used by the Planning and Development Department and other civic departments for planning purposes.

For this report, the city population total from 1988-1993 represents the official city forecast prepared by the City Forecast Committee and incorporated in the "Socio-Economic Forecast Report 1988-1993". Beyond 1993, the population totals are unofficial figures, prepared by the Strategic Planning Branch of the Planning and Development Department. The estimates of population by traffic district used in this report are also unofficial estimates and are based on projected development trends as currently foreseen by the Department.

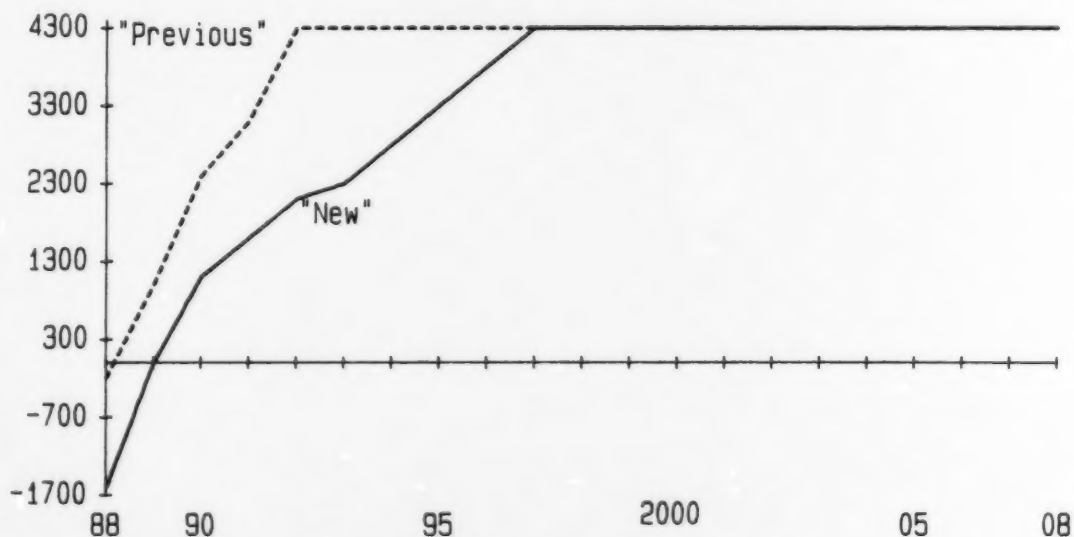
Population forecasting for small areas of the city is a difficult activity. There is uncertainty regarding the assumptions for net-migration and fertility at the city level, affecting the overall city total. At the smaller area level, uncertainty grows because even more unpredictable events can affect population change. The intentions and capabilities of developers, servicing limitations, marketing efforts, perceptions on the attractiveness of areas in relation to market demands and relative prices combine with other factors to influence population growth. The inherent uncertainty and unpredictability of the assumptions on population forecasting for small areas will be resolved by continuous monitoring and updating of the forecasts on an annual basis.

Figure 1
Population Forecast, City of Edmonton, 1988-2008



Source: Forecasting and Policy Development Group, Strategic Planning Branch

Figure 2
Net Migration Assumptions Used in
Population Forecasts, 1988-2008



Source: Forecasting and Policy Development Group,
Strategic Planning Branch

2. ASSUMPTIONS USED IN PREPARING CITY TOTAL

This section outlines the assumptions used in preparing the overall city population projections. These projections have been revised from last year's projections in light of new fertility and migration assumptions.

The impacts of changing assumptions for fertility and migration can be significant when forecasting population levels for relatively small areas such as a city. When the migration and fertility rates are themselves subject to considerable variation, an unavoidable degree of uncertainty enters the forecasts, especially for twenty year time periods. As an example, the changing birth rates for Edmonton, as discussed in Section 2.3, highlight how unpredictable change can be. Nevertheless, the following assumptions regarding net-migration and fertility are considered realistic.

2.1 Total City Population

The city's population is forecast to reach approximately 740,700 by 2008, representing a growth of 160,000 persons or 27% over the 20 year period. (Table A1 and Figure 1) As a result of changes to net migration and natural increase (Table A4), this final year forecast is a substantial reduction of about 27,000 future persons from last year's forecast when the population was expected to increase by 32% and reach 767,700 by 2008 (Table A3). However, in the period to 1998, the reduction is far less significant with the "new" forecast down by only 13,000 persons compared to the "previous" (see Table A3).

2.2 Net Migration

The levels of net-migration to Edmonton over the next several years have been substantially reduced in the 1988 population forecasts because of slower than expected economic recovery and the continuing pattern of outmigration from Alberta. As a result, net migration to Edmonton is not expected to turn positive until 1990 and then increase to 4,300 by 1997, where it is expected to remain throughout the forecast period.

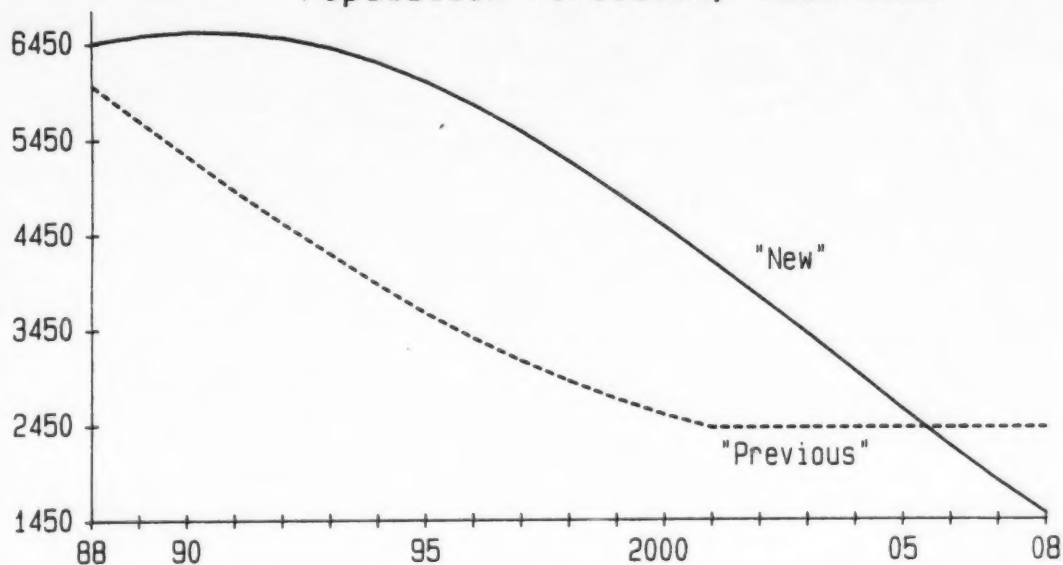
In contrast, the previous forecast assumed positive levels of net migration by 1989, increasing to 4,300 by 1992 where it was expected to remain throughout the forecast period.

The substantially lower net migration level to Edmonton in the 1988 "new" forecast is the main reason for the lower numbers in this year's forecast (Figure 2).

2.3 Natural Increase

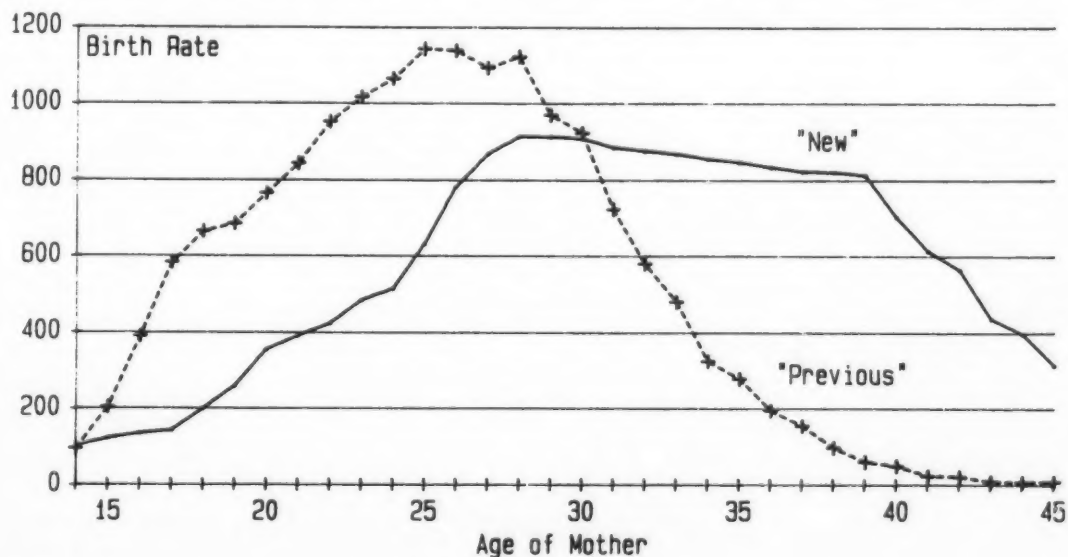
Reflecting changed, actual fertility rates, the new population forecast has higher levels of natural increase until 2006. After this year, natural increase is expected to fall much quicker (Table A4 and Figure 3).

Figure 3
Natural Increase Assumptions Used in
Population Forecasts, 1988-2008



Source: Forecasting and Policy Development Group,
Strategic Planning Branch

Figure 4
Fertility Assumptions Used in Population Forecasts



Source: Forecasting and Policy Development Group, Strategic Planning Branch

Note: "Previous rates are actual 1983 rates and were used in preparing the previous population forecast. "New" rates are actual 1987 rates and were used in preparing the "new" population forecast

The new fertility rates assume an increase in fertility, especially in the age-specific birth rates for women over 30 (Table A9 and Figure 4). There was a significant rise in fertility rates observed for women over 30 in 1987 compared to the 1983 actual rates used in the "previous" forecast. The higher birth rates for these women, combined with the increasing number of women over 30, results in higher natural increase than assumed in the "previous" forecast. (The decline in birth rates observed for women under 30 combines with a reduced number of women in these groups to produce significantly less births for this age group. The increase in the 30+ group is large enough to offset this decline.)

3. ASSUMPTIONS USED BY TRAFFIC DISTRICT

In preparing the forecasts, the City was divided between the Inner City traffic districts and the Suburban traffic districts. The traffic districts contained in each area are shown in Table A1.

3.1 Inner City Traffic Districts

The inner city population dropped substantially between 1971 to 1987, losing 65,000 persons. However, the loss of population appears to have slowed considerably between 1986 and 1987, with a loss of only 350 persons.

City of Edmonton Population - Inner City and Suburban Areas 1971, 1976, 1981, 1986, 1987

	<u>Inner City</u>	<u>Suburban</u>	<u>City Total</u>
1971	411,634	26,518	438,152
1976	405,134	56,425	461,559
1981	364,531	166,056	530,587
1986	346,964	224,542	571,506
1987	346,611	229,638	576,249

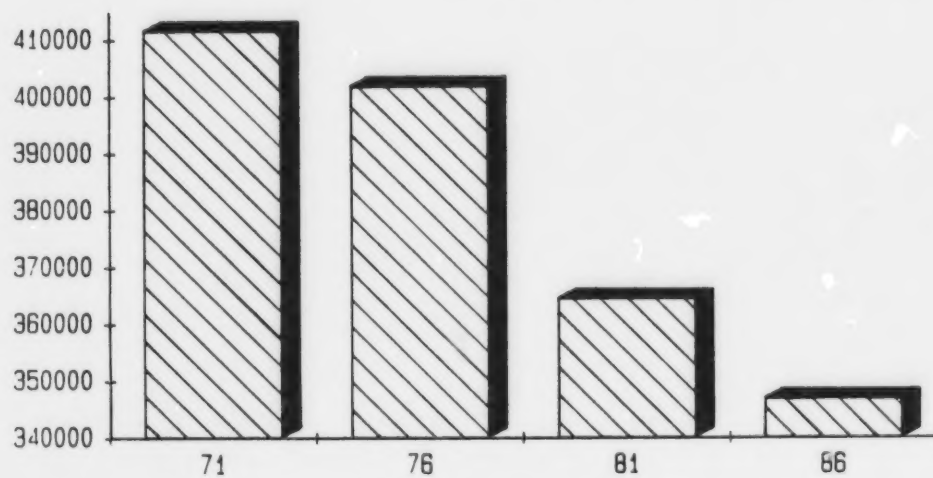
This small loss of only 0.1% may well be a one year aberration and it will therefore be necessary to review the 1989 civic census to determine if this is the case. Nevertheless, from the population losses experienced in the inner city over the 1981 to 1987 period it appears that population decline has slowed considerably (Table A5, Figure 5).

Inner City Population Change - Selected Years: 1976-87.

	<u>Inner City</u>	<u>Change</u>	<u>% Change/Annum</u>
1976	405,134		
1981	364,531	-40,603	-2.0%
1983	357,330	- 7,201	-0.7%
1986	346,964	-10,366	-1.0%
1987	346,611	- 353	-0.1%

Given the uncertainty of population losses presented above, the Inner City is forecast to continue its decline, but at a slower rate.

Figure 5
Inner City Population, City of Edmonton, 1971-1986



Source: City of Edmonton, Civic Censuses, 1971-1986

For this report it is assumed that the Inner City will decline by the following annual rates over the forecast period:

1988-1992	-0.6% per year
1993-1997	-0.4% per year
1998-2002	-0.2% per year
2002-2008	-0.1% per year

A slower Inner City population decline may be anticipated for a number of reasons. Presently, the inner city areas contain larger numbers of vacant apartments which, with any influx of new persons into the city, may be expected to fill these apartments and slow the decline (Table A6).

Also, recent steps have been taken to halt inner city decline through programs such as AMPLE (Alberta Municipal Partnership in Local Employment) by attempting to improve the infrastructure of the Inner City. As well, a focus of the city's new draft General Municipal Plan has also been to revitalize parts of the inner city that most need it, while maintaining the stability of many communities. Such policies are expected to take time to have an effect, yet are likely to help offset the decline by attracting new growth in some older neighbourhoods.

To prepare population forecasts by traffic district in the Inner City, each district was assessed individually based on its past performance and the expectation of any foreseeable growth. The following is a list of the assumptions used to forecast population by Inner City Traffic districts:

- * T.D.1. Downtown Core - small growth of 50 persons per year to 1992 is expected as a result of dwelling units being built in Rosedale. After 1994, some small growth may occur if CN lands are developed.
- * T.D.22. Downtown Fringe - growth of 100 persons per year 1992-1997 based on growth in apartments in the Oliver Area, as well as on CN Lands.
- * T.D.2. University - stable population based on demand for apartment units in this area. Already contains lowest apartment vacancy rate in City; modest infilling, at small scale.
- * T.D.3. Southgate - continued loss of 400 persons per year until 1992 and then slowing to 200 per year in 1998. This is based on growth trend from 1983-1987. Expectation of slower decline based on some apartment starts.
- * T.D.5. Jasper Place - continued population loss based on 1983-1987 observations.

- * T.D.8. North Central - population losses based on 1983-1987 trends, although slowing down by 1992. This area experiences the highest apartment vacancy rates in the City in 1988 (11.8%); as vacant units are filled, population loss could be at a slower rate.
- * T.D.9. Calder - continued losses based on 1983-1987 trends, slowing down by 1994 as Inner City population decline also slows down.
- * T.D.10. Londonderry - stable population based on new housing in 153 Avenue area offsetting population decline south of 137 Avenue.
- * T.D.11. Beverly - continued decline 1988-1993 based on trend 1983-1987. Losses slowing after 1997 as Inner City population loses less population.
- * T.D.14. Bonnie Doon - population growth of 100 per year 1988-1998 resulting from 300 new housing units in Cloverdale offsetting the decline witnessed between 1983-1987. Stable population after 1999.

3.2 Suburban Traffic Districts

Suburban population growth is calculated by adding total city population growth and Inner City decline. Population growth by suburban traffic district is calculated using the following formula:

$$\text{Population Growth} = \text{Population Year 1} + (\% \text{ share of suburban population} \times \text{natural increase}) + (\% \text{ share of unit growth})$$

Where:

Natural Increase = 4/5 of total city's natural increase

Unit Growth = total growth less suburban natural increase.

Unit growth shares are calculated using observed and forecast housing starts and servicing activity by Traffic District, and are shown in Tables A7 and A8. A detailed explanation of these assumptions is given below:

- * T.D.4. Riverbend - throughout the forecast period, Riverbend is expected to maintain a constant share of 18% of all new housing starts based on its 1985-1987 trend. Riverbend contains the majority of vacant land in the southwest sector where at current rates, the supply more than outlasts the forecast period. Population growth is therefore expected to remain constant.
- * T.D.6. West Jasper Place - growth in WJP is expected to remain strong. Its share of growth, however, will likely fall off as West Edmonton (T.D. 27) development starts around 1990. Nevertheless, its population is expected to grow to around 60,000 by 2001.
- * T.D.12. Clareview - growth is expected to remain low throughout the forecast period based on the observed trend between 1983 and 1987 and the expectation of low housing starts.

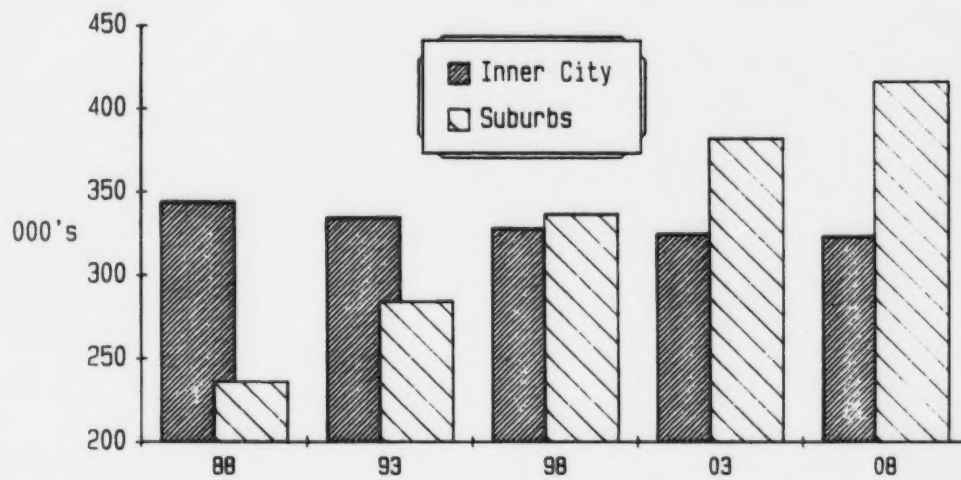
- * T.D.15. Mill Woods - growth is expected to remain strong between 1988 and 1990 as a result of increased housing activity; however, growth will slow down after 1990 as fewer lots will be available for development.
- * T.D.18. Castledowns - growth is expected to be moderate. Most housing related activity will be concentrated in the Palisades and Castledowns Extension.
- * T.D.19. Lake District - a steady growth is expected throughout the forecast period based on abundant land supply in the Lake District and Pilot Sound ASP's.
- * T.D.21. Meadows - slow growth is forecast over the 1988-1990 period based on observed trends between 1986-1987. Population is expected to increase at a faster rate after 1990 as a result a shortage of available lots in Mill Woods.
- * T.D.23. Kaskitayo - a moderate growth is forecast throughout the 1988 - 2002 period based on observed trends between 1986-1987. New growth will occur in the Twin Brooks ASP.
- * T.D.27. West Edmonton - first development most likely to occur in 1990. Accelerating growth as W.J.P. builds out and faces a shortage of lots around 1995. Lewis Farms and The Grange (Oasis West) could have lots serviced around 1990, however, Lewis Farms initial development may take longer due to a six month sour gas monitoring program.

On September 22, 1988, The City of Edmonton Municipal Planning Commission approved policies for residential lot grading and the permanent servicing of developing areas. The effects of these policies are as follows:

- (i) a program will be prepared by the City and development industry to ensure lots are graded in such a manner which drains water away from foundations;
- (ii) essentially all residential subdivision must be accompanied by an engineering study that shows how downstream infrastructure and permanent servicing capacity will be provided; the Water and Sanitation Department will not approve temporary servicing arrangements;
- (iii) all new buildings will have to have backflow prevention devices and all foundation drainage will have to be through the use of sump pump discharge onto the ground rather than weeping tiles draining into sanitary sewer lines.

In terms of new development and the associated population increase, the most significant policy is the need for a study on downstream improvements, the availability of permanent servicing capacity and the rejection of temporary

Figure 6
Population Projection, Inner City and Suburbs, 1988-2008



Source: Forecasting and Policy Development Group, Strategic Planning Branch

arrangements. This policy will likely affect the timing of future development servicing and population growth in suburban areas of the city susceptible to basement flooding from sewer backups during periods of intense rainfall. In the short run, the impacts of the policy will be greatest in the Lake District/Pilot Sound areas (T.D.19). Major servicing schemes are needed in these areas to provide permanent servicing capacity and, until these are available, the supply of serviced lots cannot be increased significantly. The result will be a slow down in development and the transfer of growth to other areas of the city. However, there are currently vacant serviced lots which can be utilized for at least another year while measures are investigated to resolve the servicing issues.

The precise extent and timing of a resolution of the servicing issue is unclear and consequently, there is a need to monitor the effects on servicing, new housing development and population growth in the north portion of the city. This report has assumed that any limitation on development is not permanent and that development will continue over time.

3.3 Industrial Traffic Districts

All industrial districts are expected to remain constant in population.

4. CONCLUSIONS

The population forecasts prepared for this report represent a 27% growth over the 20 year period 1988-2008. Within this period, the inner city population is expected to continue its decline, but at a slower rate than it experienced between 1981 to 1987. By 2008, the inner city population is expected to have dropped by 6% to 323,800 in 1988 (see Figure 6).

All suburban traffic districts are forecast to have continued population growth throughout the forecast period. The North sector of the city (Traffic Districts 10 and 19) is expected to have the highest growth rate in percentage terms, more than doubling its population to 75,000 by 2008 from 36,000 in 1988. By 2008, its share of the suburban population is expected to have grown to 18% from 15% in 1988.

In absolute terms, the Southeast sector (Traffic Districts 15,16,20,21 and 24) has the largest numerical increase, growing by 46,000 persons or 66% by 2008. The northeast sector (Traffic Districts 12, 29, 30, and 31) is expected to have the smallest population growth, increasing by 36% to reach 42,300 by 2008. As a share of the suburban population the Southeast is expected to drop to 28% in 2008 from 30% in 1988, while the Northeast is expected to drop 10% from 13%.

The West (Traffic Districts 6 and 27) and Southwest (Traffic Districts 4 and 23) city sectors are expected to continue their strong growth to 2008. In percentage terms, they are forecast to grow by 91% and 79% respectively, reaching populations of 87,700 and 94,100 each. As a percent of the overall suburban population, the West sector is forecast to grow to 21% and the Southwest to 23% by 2008.

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Oasis West, Area Structure Plan, prepared for Triple Five Corporation, June 1988.

Lewis Farms, An Area Structure Plan and Design Concept, prepared for The Lewis Farms Development Group, June 1988.

Socio-Economic Forecasts, 1988-1993, City of Edmonton, City Forecast Committee, May 1988.

Fertility Trends and Their Implications on Population Growth in Edmonton, 1987 - 2002, Research Paper No. 21, City of Edmonton Planning and Development Department, June 1988.

Residential Staging Information, City of Edmonton Planning and Development Department, October 1988.

APPENDIX

August 1988

Table A1

CITY OF EDMONTON POPULATION PROJECTION BY TRAFFIC DISTRICT, 1987 TO 2002

TRAFFIC DISTRICT	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Inner City Areas											
1. Downtown Core	5800	5900	5900	6000	6000	6100	6100	6100	6100	6100	6100
22. Downtown Fringe	45400	45400	45400	45400	45400	45400	45500	45600	45700	45800	45900
2. University	19400	19400	19400	19400	19400	19400	19400	19400	19400	19400	19400
3. Southgate	30400	30000	29600	29200	28800	28500	28100	27900	27700	27500	27300
5. Jasper Place	57200	56700	56200	55700	55200	54700	54300	53900	53500	53100	52700
8. North Central	39700	39300	38900	38500	38100	37700	37500	37200	36900	36600	36300
9. Calder	21900	21600	21300	21000	20700	20400	20200	19900	19600	19300	19000
10. Londonderry	49500	49500	49500	49500	49500	49500	49500	49500	49500	49500	49500
11. Beverly	25500	25200	24900	24600	24300	24000	23800	23600	23400	23200	23000
13. Capilano	31500	31200	30900	30600	30300	30000	29900	29700	29500	29300	29100
14. Bonnie Doon	20300	20400	20400	20500	20500	20600	20700	20800	20900	21000	21100
SUB-TOTAL	346600	344500	342400	340300	338200	336200	334900	333500	332100	330700	329300
Suburban Areas											
4. Riverbend	10800	11300	12100	13200	14400	15700	16900	18100	19500	20900	22400
6. W. Jasper Place	42200	43400	44500	46300	48100	49900	51600	53200	54700	56200	57600
12. Clareview	27100	27800	28400	29200	30000	30700	31500	32200	32900	33600	34300
15. Mill Woods	65800	67700	69300	71500	73500	75200	76900	78600	80200	81700	83200
18. Castledowns	30300	31000	32000	35300	36500	37800	38900	40100	41200	42400	43500
19. Lake District	4600	4800	5300	5900	6600	7400	8200	9100	10100	11200	12400
21. The Meadows	500	600	900	1500	2200	2900	3700	4700	5800	7000	8300
23. Kaskitayo	39700	40700	41300	42400	43700	44800	46000	47100	48300	49400	50500
24. Ellerslie	500	500	500	500	500	500	500	500	500	500	500
25. Heritage East	300	300	300	300	300	300	300	300	300	300	300
27. West Edmonton	300	300	300	500	900	1400	2100	2900	3900	5000	6200
7. N.W. Industrial	200	200	200	200	200	200	200	200	200	200	200
16. S. Industrial	30	50	30	30	30	30	30	30	30	30	20
17. Mistatim	100	200	100	100	100	100	100	100	100	100	100
20. S.E. Industrial	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
26. Heritage West	300	300	300	300	300	300	300	300	300	300	300
28. Winterburn	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
29. Land Bank	500	500	500	500	500	500	500	500	500	500	500
30. N.E. Edmonton	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
31. Cloverbar	50	50	50	50	50	50	50	50	50	50	50
SU SUB-TOTAL	229880	236300	244880	254380	264480	274380	284380	294580	305180	315980	326970
TOTAL POPULATION	576480	580800	587280	594680	602680	610580	619280	628080	637280	646680	656270
OVERALL GROWTH		4550	6300	7400	7900	8300	8500	8800	9200	9400	9600
SUBURBAN GROWTH		5550	8400	9500	10000	10300	9800	10200	10600	10800	11000
UNIT RELATED INC.		1484	3170	4240	4753	5095	4678	5202	5763	6158	6579
NATURAL INCREASE		5166	5230	5260	5247	5205	5122	4998	4837	4642	4421

Note: 1987 Civic Census.
1988 to 2007 forecasts

Rounded to nearest hundred

Prepared by: Forecasting and Policy Development Group, Strategic Planning Branch,
Planning and Development Department

CITY OF EDMONTON POPULATION PROJECTION BY TRAFFIC DISTRICT, 1987 TO 2002

TRAFFIC DISTRICT	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Inner City											
1.Downtown	8100	8100	8100	8100	8100	8100	8100	8100	8100	8100	8100
22.Downtown Fringe	45900	45900	45900	45900	45900	45900	45900	45900	45900	45900	45900
2.University	19400	19400	19400	19400	19400	19400	19400	19400	19400	19400	19400
3.Southgate	27300	27300	27300	27300	27300	27300	27300	27300	27300	27300	27300
5.Jasper Place	52400	52100	51800	51500	51200	51000	50800	50600	50400	50200	50000
8.North Central	36200	36100	36000	35900	35800	35800	35800	35800	35800	35800	35800
9.Calder	18900	18800	18700	18600	18500	18400	18300	18200	18100	18000	17900
10.Londonderry	49500	49500	49500	49500	49500	49500	49500	49500	49500	49500	49500
11.Beverly	22900	22800	22700	22600	22500	22500	22500	22500	22500	22500	22500
13.Capilano	29000	28900	28800	28700	28600	28600	28600	28600	28600	28600	28600
14.Bonnie Doon	21000	21000	20900	20900	20800	20800	20800	20800	20800	20800	20800
SUB-TOTAL	328800	327800	327100	326300	325600	325300	325000	324700	324400	324100	323800
Suburban Areas											
4.Riverbend	23800	25100	26400	27700	29000	30200	31300	32400	33500	34500	35500
6.W.Jasper Place	58800	59900	60900	61800	62500	63200	63700	64100	64500	64900	65200
12.Clareview	34900	35500	36100	36600	37100	37500	37900	38300	38600	38900	39200
15.Mill Woods	84600	85900	87100	88300	89200	90000	90700	91300	91800	92200	92600
18.Castledowns	44800	45600	46500	47400	48300	49100	49800	50500	51100	51700	52300
19.Lake District	13500	14500	15600	16600	17600	18500	19400	20300	21200	22000	22800
21.The Meadows	9500	10600	11800	13000	14100	15200	16200	17200	18200	19200	20200
23.Kaskitayo	51500	52400	53400	54200	55000	55800	56400	56900	57400	57800	58000
24.Ellerslie	500	500	500	600	600	800	1200	1500	1800	2200	2700
25.Heritage East	300	300	300	300	300	300	300	300	300	300	300
27.West Edmonton	7500	8800	10100	11400	12800	14200	15500	16700	18000	19200	20400
7.N.W.Industrial	200	200	200	200	200	200	200	200	200	200	200
16.S.Industrial	20	20	20	30	30	30	30	30	30	30	30
17.Mistatim	100	100	100	100	100	100	100	100	100	100	100
20.S.E.Industrial	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000
26.Heritage West	300	300	300	300	300	300	300	300	300	300	300
28.Winterburn	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
29.Land Bank	400	400	400	400	400	400	400	400	400	400	400
30.N.E. Edmonton	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700	2700
31.Cloverbar	50	50	50	50	50	50	50	50	50	50	50
SU SUB-TOTAL	337170	346770	356370	365580	374180	382480	390080	397180	404080	410580	416880
TOTAL POPULATION	665770	674570	683470	691880	699780	707780	715080	721880	728480	734680	740680
OVERALL GROWTH	9400	9000	8800	8400	8000	7700	7300	6900	6600	6200	6000
SUBURBAN GROWTH	10150	9750	9550	9150	8750	8000	7600	7200	6900	6500	6300
UNIT RELATED INC.	5972	5851	5929	5824	5726	5282	5198	5118	5124	5017	5090
NATURAL INCREASE	4178	3899	3621	3326	3024	2718	2402	2082	1776	1483	1210

Prepared by: Forecasting and Policy Development Group, Strategic Planning Branch,
Planning and Development Department

Table A2
Suburban Traffic District Sector Population and Share, 1988-2008

Traffic Districts		1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
West	6,7,17,27,2	44700	45930	46970	48980	51120	53540	55890	58270	60770	63350	65940
Southeast	15,16,20,21,24	68730	70900	72780	75440	78140	80650	83140	85740	88480	91240	94020
Southwest	4,23,25,26	51050	52660	53940	56190	58660	61170	63460	65850	68330	70870	73460
Northeast	12,29,30,31	30330	31010	31580	32380	33190	33960	34690	35420	36130	36830	37510
North	18,19	34850	35790	39430	41200	43080	45180	47130	49230	51390	53610	55960
Total		229650	236300	244700	254200	264200	274500	284300	294500	305100	315900	326890
West	6,7,17,27,28	0.19	0.19	0.19	0.19	0.19	0.20	0.20	0.20	0.20	0.20	0.20
Southeast	15,16,20,21,24	0.30	0.30	0.30	0.30	0.30	0.29	0.29	0.29	0.29	0.29	0.29
Southwest	4,23,25,26	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22
Northeast	12,29,30,31	0.13	0.13	0.13	0.13	0.13	0.12	0.12	0.12	0.12	0.12	0.11
North	18,19	0.15	0.15	0.16	0.16	0.16	0.16	0.17	0.17	0.17	0.17	0.17
Total		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Traffic Districts		1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
West	6,7,17,27,2	68460	70840	73170	75370	77530	79470	81270	82980	84640	86210	87740
Southeast	15,16,20,21,24	96600	99060	101450	103800	105980	108010	110040	111950	113830	115650	117460
Southwest	4,23,25,26	75850	78140	80400	82560	84620	86520	88260	89920	91450	92850	94140
Northeast	12,29,30,31	38070	38660	39220	39740	40220	40650	41050	41410	41740	42030	42300
North	18,19	58060	60100	62110	64040	65900	67600	69230	70790	72290	73720	75110
Total		337030	346800	356350	365500	374250	382250	389850	397050	403950	410450	416750
West	6,7,17,27,28	0.20	0.20	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21
Southeast	15,16,20,21,24	0.29	0.29	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28
Southwest	4,23,25,26	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23
Northeast	12,29,30,31	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.10	0.10	0.10	0.10
North	18,19	0.17	0.17	0.17	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18
Total		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00

Note: 1987 Civic Census.

1988 to 2007 forecasts

Rounded to nearest hundred

Prepared by: Forecasting and Policy Development Group, Strategic Planning Branch,
Planning and Development Department

Table A3
Difference Between "New" and "Previous" Populations, 1988, 1998, 2007

TRAFFIC DISTRICT	"New" 1988	"Previous" 1988	Difference	"New" 1998	"Previous" 1998	Difference	"New" 2007	"Previous" 2007	Difference
Inner City Areas									
1. Downtown Core	5900	6920	-1020	6100	8000	-1900	6100	8650	-2550
22. Downtown Fringe	45400	44368	1032	45900	45458	442	45900	46358	-458
2. University	19400	19443	-43	19400	19133	267	19400	19043	357
3. Southgate	30000	30029	-29	27300	26829	471	27300	24629	2671
5. Jasper Place	56700	56510	190	52400	50410	1990	50200	46460	3740
8. North Central	39300	38901	399	30200	32201	3999	35900	28451	7349
9. Calder	21600	21751	-151	15900	20891	-1991	16000	20776	-2776
10. Londonderry	49500	49123	377	49500	45923	3577	49500	44623	4877
11. Beverly	25200	25331	-131	22900	24131	-1231	22500	24481	-1981
13. Capilano	31200	31096	104	29000	28928	72	28600	28271	329
14. Bonnie Doon	20400	20370	30	21000	20905	95	20800	21330	-530
SUB-TOTAL	344600	343842	758	328600	322907	5793	324100	313072	11028
Suburban Areas									
4. Riverchase	11300	11875	-575	23800	26628	-2828	34500	39060	-4560
6. W. Jasper Place	43400	43910	-510	58800	63461	-4661	64800	69478	-4678
12. Clareview	27800	27609	191	34900	34579	321	38900	38471	429
15. Mill Woods	67700	67039	661	84600	63433	1167	92100	88444	3656
18. Castledowns	31000	31231	-231	44600	47005	-2405	51700	59398	-8198
19. Lake District	4800	5407	-607	13500	17895	-4395	22000	31045	-9045
21. The Meadows	600	886	-286	9500	11576	-2076	19300	23972	-4672
23. Kaskitayo	40700	40623	77	51500	52485	-985	57700	60308	-2608
24. Ellerslie	500	491	9	500	491	9	2300	6357	-4057
25. Heritage East	300	396	-96	300	396	-96	300	1849	-1549
27. West Edmonton	300	319	-19	7500	10904	-3404	19300	27802	-8502
7. N.W. Industrial	200	189	11	200	189	11	200	189	11
16. S. Industrial	50	25	25	20	24	-4	20	24	-4
17. Mistatim	200	100	100	100	99	1	100	98	2
20. S.E. Industrial	2000	1975	25	2000	1975	25	2000	1975	25
26. Heritage West	300	96	204	300	94	206	300	94	206
28. Winterburn	1900	1861	39	1900	1860	40	1900	1860	40
29. Land Bank	500	404	96	400	402	-2	400	401	-1
30. N.E. Edmonton	2700	2710	-10	2700	2710	-10	2700	2710	-10
31. Cloverbar	50	70	-20	50	70	-20	50	69	-19
SU SUB-TOTAL	236300	237216	-916	337170	356276	-19106	410570	454104	-43534
TOTAL POPULATION	580900	581058	-158	665770	679083	-13313	734670	767176	-32506

Note: 1987 Civic Census.
1988 to 2007 forecasts
Rounded to nearest hundred

Prepared by: Forecasting and Policy Development Group, Strategic Planning Branch,
Planning and Development Department

Table A4
Forecasts of Net-Migration and Natural Increase
Used in Population Forecasts, 1988-2008

year	"New" Assumptions		"Previous" Assumptions	
	Net-Migration	Natural Increase	Net-Migration	Natural Increase
1987			-1,600	6,382
1988	-1,600	6,457	-200	6,013
1989	0	6,537	1,000	5,640
1990	1,100	6,575	2,400	5,274
1991	1,600	6,559	3,100	4,908
1992	2,100	6,506	4,300	4,563
1993	2,300	6,402	4,300	4,239
1994	2,800	6,248	4,300	3,920
1995	3,300	6,046	4,300	3,619
1996	3,800	5,802	4,300	3,355
1997	4,300	5,526	4,300	3,116
1998	4,300	5,211	4,300	2,902
1999	4,300	4,874	4,300	2,714
2000	4,300	4,526	4,300	2,550
2001	4,300	4,157	4,300	2,413
2002	4,300	3,780	4,300	2,413
2003	4,300	3,397	4,300	2,413
2004	4,300	3,002	4,300	2,413
2005	4,300	2,603	4,300	2,413
2006	4,300	2,220	4,300	2,413
2007	4,300	1,854	4,300	2,413
2008	4,300	1,512	4,300	2,413

Source: Forecasting and Policy Development Group, Strategic Planning Branch, Planning and Development Department

Table A5
Population and Percentage Share By Traffic District, Selected Years, 1976-2008

TRAFFIC DISTRICT	A C T U A L											
	1976	%	1981	%	1982	%	1983	%	1986	%	1987	%
Inner City Areas												
1.Downtown Core	8,047	1.8	7,057	1.3	6,222	1.1	6,610	1.2	6,896	1.2	5,819	1.0
22.Downtown Fringe	53,142	11.6	42,942	8.1	44,314	8.0	40,090	7.2	43,440	7.6	45,163	7.8
2.University	19,956	4.4	17,897	3.4	18,944	3.4	17,440	3.1	17,957	3.1	19,408	3.4
3.Southgate	35,754	7.8	32,800	6.2	32,372	5.9	33,260	5.9	31,745	5.6	30,379	5.3
5.Jasper Place	69,948	15.3	60,173	11.3	61,145	11.1	60,620	10.8	57,780	10.1	57,210	9.9
8.North Central	42,837	9.3	43,484	8.2	43,314	7.9	42,130	7.5	39,763	7.0	39,701	6.9
9.Calder	23,385	5.1	24,263	4.6	24,103	4.4	23,570	4.2	21,780	3.8	21,876	3.8
10.Londonderry	54,935	12.0	51,756	9.8	51,095	9.3	51,020	9.1	49,664	8.7	49,498	8.6
11.Beverly	29,337	6.4	26,843	5.1	27,469	5.0	27,080	4.8	25,706	4.5	25,731	4.5
13.Capilano	40,256	8.8	36,244	6.8	34,739	6.3	34,820	6.2	32,757	5.7	31,496	5.5
14.Bonnie Doon	24,261	5.3	21,072	4.0	21,692	3.9	20,690	3.7	19,476	3.4	20,330	3.5
SUB-TOTAL	401,858	87.7	364,531	68.7	365,409	66.3	357,330	63.8	346,964	60.7	346,611	60.1
Suburban Areas												
4.Riverbend	5,782	1.3	6,608	1.2	7,396	1.3	8,040	1.4	9,849	1.7	10,795	1.9
6.W.Jasper Place	8,052	1.8	28,677	5.4	30,189	5.5	34,630	6.2	40,763	7.1	42,170	7.3
12.Clareview	2,957	0.6	19,684	3.7	23,075	4.2	25,280	4.5	26,940	4.7	27,106	4.7
15.Mill Woods	11,967	2.6	43,988	8.3	53,013	9.6	58,670	10.5	64,646	11.3	65,787	11.4
18.Castledowns	4,458	1.0	22,171	4.2	25,310	4.6	27,390	4.9	29,622	5.2	30,220	5.2
19.Lake District	230	0.1	205	0.0	505	0.1	1,430	0.3	3,728	0.7	4,531	0.8
21.The Meadows	0	0.0	99	0.0	443	0.1	100	0.0	348	0.1	449	0.1
23.Kaskitayo	21,483	4.7	34,412	6.5	36,633	6.6	37,370	6.7	39,371	6.9	39,657	6.9
24.Ellerslie	0	0.0	300	0.1	366	0.1	670	0.1	420	0.1	513	0.1
25.Heritage East	0	0.0	197	0.0	406	0.1	310	0.1	271	0.0	298	0.1
27.West Edmonton	0	0.0	699	0.1	567	0.1	590	0.1	514	0.1	319	0.1
7.N.W.Industrial	424	0.1	296	0.1	268	0.0	270	0.0	224	0.0	189	0.0
16.S.Industrial	972	0.2	57	0.0	48	0.0	30	0.0	37	0.0	25	0.0
17.Mistatim	0	0.0	201	0.0	124	0.0	100	0.0	144	0.0	62	0.0
20.S.E.Industrial	0	0.0	2,084	0.4	1,978	0.4	2,080	0.4	2,003	0.4	1,938	0.3
26.Heritage West	0	0.0	197	0.0	96	0.0	190	0.0	269	0.1	298	0.1
28.Winterburn	0	0.0	2,201	0.4	2,090	0.4	2,030	0.4	1,857	0.3	1,899	0.3
29.Land Bank	0	0.0	698	0.1	431	0.1	450	0.1	533	0.1	548	0.1
30.N.E.Edmonton	0	0.0	3,001	0.6	2,911	0.5	3,100	0.6	2,871	0.5	2,784	0.5
31.Cloverbar	0	0.0	101	0.0	54	0.0	40	0.0	112	0.0	70	0.0
SUBURB SUB-TOTAL	56,325	12.3	166,056	31.3	185,905	33.7	202,750	36.2	224,542	39.3	229,638	39.9
TOTAL CITY	458,183	100.0	530,587	100.0	551,314	100.0	560,080	100.0	571,506	100.0	576,249	100.0

Source: Civic Censuses, 1976-87.

Forecasts prepared by Forecasting and Policy Development Group, Strategic Planning Branch

Table A5
Population and Percentage Share By Traffic District, Selected Years, 1976-2008

TRAFFIC DISTRICT	FORECAST									
	1988	%	1993	%	1998	%	2003	%	2008	%
Inner City Areas										
1.Downtown Core	5,900	1.0	6,100	1.0	6,100	0.9	6,100	0.9	6,100	0.8
22.Downtown Fringe	45,400	7.8	45,500	7.3	45,900	6.9	45,900	6.5	45,900	6.2
2.University	19,400	3.3	19,400	3.1	19,400	2.9	19,400	2.7	19,400	2.6
3.Southgate	30,000	5.2	28,100	4.5	27,300	4.1	27,300	3.9	27,300	3.7
5.Jasper Place	56,700	9.8	54,300	8.8	52,400	7.9	51,000	7.2	50,000	6.7
8.North Central	39,300	6.8	37,500	6.1	36,200	5.4	35,800	5.1	35,800	4.8
9.Calder	21,600	3.7	20,200	3.3	18,900	2.8	18,400	2.6	17,900	2.4
10.Londonderry	49,500	8.5	49,500	8.0	49,500	7.4	49,500	7.0	49,500	6.7
11.Beverly	25,200	4.3	23,800	3.8	22,900	3.4	22,500	3.2	22,500	3.0
13.Capilano	31,200	5.4	29,900	4.8	29,000	4.4	28,600	4.0	28,600	3.9
14.Bonnie Doon	20,400	3.5	20,700	3.3	21,000	3.2	20,800	2.9	20,800	2.8
SUB-TOTAL	344,600	59.3	335,000	54.1	328,600	49.3	325,300	48.0	323,800	43.7
Suburban Areas										
4.Riverbend	11,300	1.9	16,900	2.7	23,800	3.6	30,200	4.3	35,600	4.8
6.W.Jasper Place	43,400	7.5	51,600	8.3	58,800	8.8	63,100	8.9	65,100	8.8
12.Clareview	27,800	4.8	31,500	5.1	34,900	5.2	37,500	5.3	39,100	5.3
15.Mill Woods	67,700	11.7	76,900	12.4	84,600	12.7	90,000	12.7	92,500	12.5
18.Castledowns	31,000	5.3	38,900	6.3	44,600	6.7	49,100	6.9	52,300	7.1
19.Lake District	4,800	0.8	8,200	1.3	13,500	2.0	18,600	2.6	22,900	3.1
21.The Meadows	600	0.1	3,700	0.6	9,500	1.4	15,200	2.1	20,200	2.7
23.Kaskitayo	40,700	7.0	46,000	7.4	51,500	7.7	55,700	7.9	58,000	7.8
24.Ellerslie	500	0.1	500	0.1	500	0.1	800	0.1	2,700	0.4
25.Heritage East	300	0.1	300	0.0	300	0.0	300	0.0	300	0.0
27.West Edmonton	300	0.1	2,100	0.3	7,500	1.1	14,200	2.0	20,500	2.8
7.N.W.Industrial	200	0.0	200	0.0	200	0.0	200	0.0	200	0.0
16.S.Industrial	50	0.0	30	0.0	20	0.0	30	0.0	30	0.0
17.Mistatim	200	0.0	100	0.0	100	0.0	100	0.0	100	0.0
20.S.E.Industrial	2,000	0.3	2,000	0.3	2,000	0.3	2,000	0.3	2,000	0.3
26.Heritage West	300	0.1	300	0.0	300	0.0	300	0.0	300	0.0
28.Winterburn	1,900	0.3	1,900	0.3	1,900	0.3	1,900	0.3	1,900	0.3
29.Land Bank	500	0.1	500	0.1	500	0.1	500	0.1	500	0.1
30.N.E.Edmonton	2,700	0.5	2,700	0.4	2,700	0.4	2,700	0.4	2,700	0.4
31.Cloverbar	50	0.0	50	0.0	50	0.0	50	0.0	50	0.0
SUBURB SUB-TOTAL	236,300	40.7	284,380	45.9	337,270	50.7	382,480	54.0	416,980	56.3
TOTAL CITY	580,900	100.0	619,380	100.0	665,870	100.0	707,780	100.0	740,780	100.0

Table A6
Apartment Vacancy Rates, City of Edmonton,
October 1987, April 1988

Zone	Vacancy Rate	
	Oct.87	Apr.88
1	7.0	8.3
2	7.0	7.7
3	1.4	3.9
4	7.6	10.2
5	5.0	6.3
6	6.6	5.3
7	4.3	3.9
8	3.2	5.1
9	4.7	4.5
10	6.3	11.1
11	9.0	7.5
12	5.6	6.5

Total Metro Edmonton	5.6	6.7

Source: CMHC

EDMONTON METROPOLITAN AREA VACANCY SURVEY ZONES

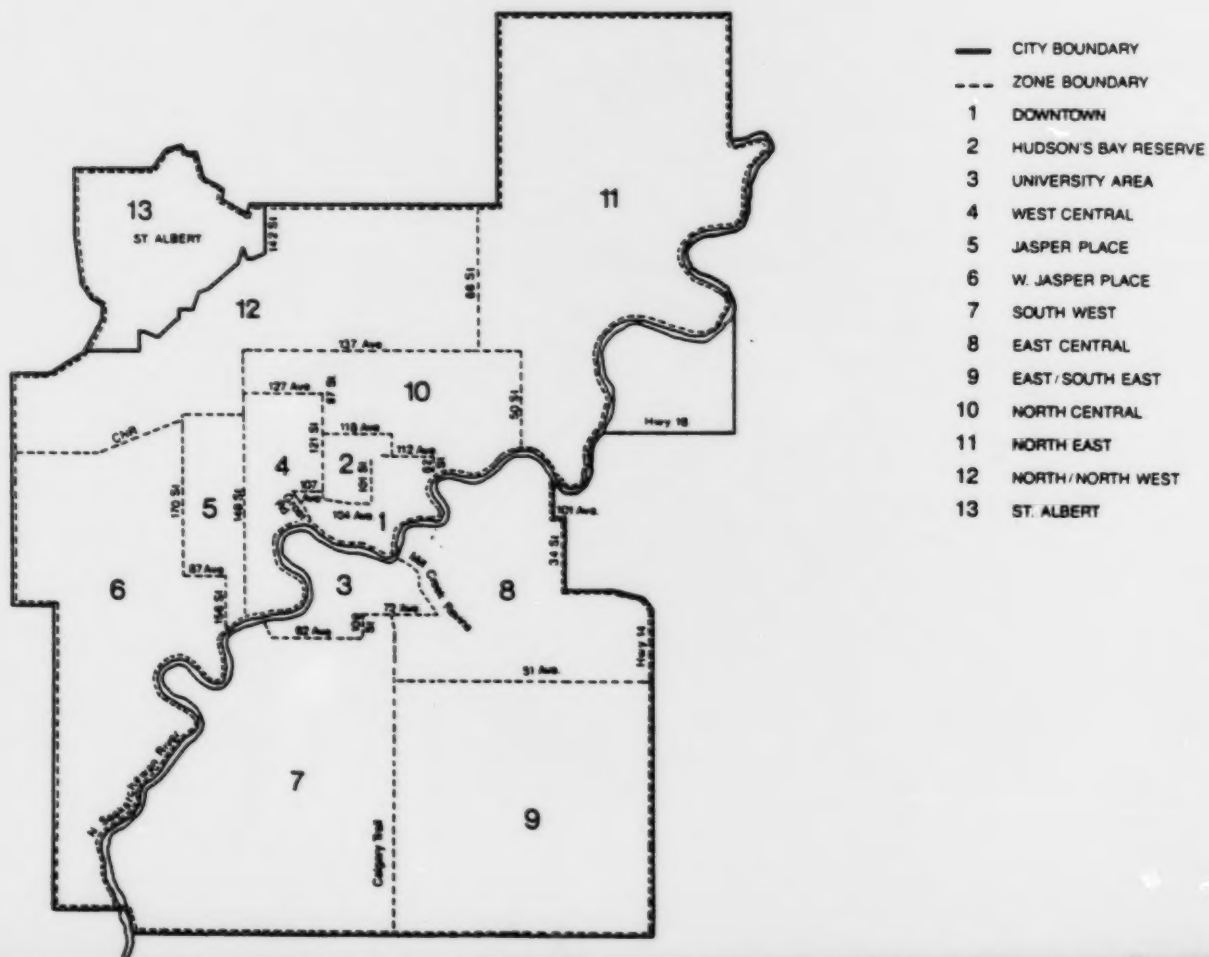


Table A7
Actual Housing Starts by ASP 1984-87

ASP	1984	%	1985	%	1986	%	1987	%	TOTAL	%
Clareview	73	4	74	4	73	4	89	4	309	4
Lake District	256	14	347	18	258	14	236	10	1,097	14
Castle Downs	168	9	183	9	216	11	117	5	684	8
West J.P.	617	33	593	30	466	24	492	21	2,168	27
Riverbend	208	11	249	13	362	19	420	18	1,239	15
Kaskitayo	260	14	292	15	170	9	160	7	882	11
Mill Woods	212	11	148	8	197	10	392	17	949	12
Meadows	0	0	7	0	51	3	47	2	105	1
Palisades	0	0	0	0	0	0	10	0	10	0
Twin Brooks	0	0	0	0	0	0	0	0	0	0
Inner City	79	4	78	4	118	6	403	17	678	8
TOTAL	1,873	100	1,971	100	1,911	100	2,366	100	8,121	100

Housing Starts by City Sector 1984-87

Sector	1984	%	1985	%	1986	%	1987	%	TOTAL	%
Northeast	73	4	74	4	73	4	89	4	309	4
North	424	23	530	27	474	25	363	15	1,791	22
West	617	33	593	30	466	24	492	21	2,168	27
Southwest	468	25	541	27	532	28	580	25	2,121	26
Southeast	212	11	155	8	248	13	439	19	1,054	13
Inner City	79	4	78	4	118	6	403	17	678	8
TOTAL	1,873	100	1,971	100	1,911	100	2,366	100	8,121	100

Source: CMHC, Edmonton Telephones, Forecasting And Policy Development Group,
Strategic Planning Branch

Note: Boundaries between Inner City and Suburban ASP's may differ slightly
from Traffic District Boundaries

Table A8
Unit Related Growth (% of Suburban Housing Starts)

	Actual										
	87	88	89	90	91	92	93	94	95	96	97
Riverbend	21	20	19	20	20	20	18	18	18	18	18
WJP	25	20	20	19	20	18	15	12	11	10	9
Clareview	5	5	5	4	4	3	3	3	3	3	3
Mill Woods	21	29	20	14	10	5	5	5	5	5	5
Castle Downs	6	5	8	10	9	10	9	9	8	8	8
Lake District	12	7	11	11	11	14	14	15	15	15	16
Meadows	2	5	9	12	13	14	16	17	18	18	18
Kaskitayo	8	9	8	6	7	6	6	6	6	6	6
Ellerslie											
Her. Valleys											
W. Edmonton				4	6	10	14	15	16	17	17
total	100	100	100	100	100	100	100	100	100	100	100

	98	99	2000	2001	2002	2003	2004	2005	2006	2007	2008
Riverbend	18	18	18	18	18	18	18	18	18	18	18
WJP	8	7	6	5	4	3	2	2	2	2	2
Clareview	3	3	3	3	3	3	3	3	3	3	3
Mill Woods	5	5	5	5	5	3	3	3	3	3	3
Castle Downs	8	8	8	8	8	8	8	8	8	8	8
Lake District	15	15	15	15	15	15	15	15	15	15	15
Meadows	18	18	18	18	18	18	18	18	18	18	18
Kaskitayo	6	6	6	6	6	6	5	5	4	3	2
Ellerslie				1	1	4	6	6	7	8	9
Her. Valleys											
W. Edmonton	19	20	21	21	22	22	22	22	22	22	22
total	100	100	100	100	100	100	100	100	100	100	100

Source: Forecasting And Policy Development Group, Strategic Planning Branch

Table A9
Fertility Assumptions Used in Forecasts, 1988-2008

Age	"New"	"Previous"
14	0.0101	0.0094
15	0.0122	0.0203
16	0.0134	0.0388
17	0.0142	0.0582
18	0.0199	0.0664
19	0.0258	0.0684
20	0.0354	0.0764
21	0.0390	0.0842
22	0.0422	0.0951
23	0.0483	0.1016
24	0.0514	0.1064
25	0.0631	0.1142
26	0.0781	0.1137
27	0.0867	0.1092
28	0.0913	0.1121
29	0.0912	0.0969
30	0.0907	0.0922
31	0.0884	0.0722
32	0.0875	0.0579
33	0.0867	0.0479
34	0.0854	0.0323
35	0.0845	0.0277
36	0.0832	0.0194
37	0.0821	0.0154
38	0.0819	0.0097
39	0.0811	0.0060
40	0.0701	0.0049
41	0.0612	0.0023
42	0.0563	0.0021
43	0.0434	0.0008
44	0.0395	0.0007
45	0.0313	0.0008

Source: Forecasting and Policy Development Group, Strategic Planning
Branch, Planning and Development Department